

TC 696-06 Gourcey - Watch Goose  
Lot Line Rev. Farms

MSA. S. 1829-6109

Comments 12/25/06 KJ

Robert L. Ehrlich, Jr.  
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**STATE OF MARYLAND  
CRITICAL AREA COMMISSION  
CHESAPEAKE AND ATLANTIC COASTAL BAYS**

1804 West Street, Suite 100, Annapolis, Maryland 21401  
(410) 260-3460 Fax: (410) 974-5338  
[www.dnr.state.md.us/criticalarea/](http://www.dnr.state.md.us/criticalarea/)

October 25, 2006

Ms. Mary Kay Verdery  
Talbot County Office of Planning and Zoning  
11 N. Washington Street  
Courthouse  
Easton, Maryland 21601

Re: L1034 Gourgey/Watch Goose Farm  
Tax Map 40, Parcels 173 & 87

Dear Ms. Verdery:

Thank you for providing information on the above referenced lot line revision and abandonment. The applicant is requesting to change the layout of boundary lines on two existing parcels. Both parcels lie within the Resource Conservation Area (RCA). Parcel 173 is developed with a single-family dwelling, while Parcel 87 appears developed with two dwellings.

Based on the information provided, this office does not generally oppose the revision and abandonment as proposed. However, the development rights summary states that two development rights remain for revised Tax Parcel 87. The plat shows two dwellings currently exist on Parcel 87. Please have the applicant clarify this discrepancy. It appears that only one development right may remain for revised Tax Parcel 87. In addition, we note that the Department of Natural Resources' wetland maps indicate that a large area of nontidal wetlands exist along the southeastern property boundary of Parcel 87. While we acknowledge that no further development is proposed on this parcel at this time, the area of wetlands in question should be field located and shown on the plat.

Thank you for the opportunity to provide comments on this line revision request. Please call me with any questions at (410) 260-3482.

Sincerely,

A handwritten signature in cursive script, appearing to read "Kerrie L. Gallo".

Kerrie L. Gallo  
Natural Resource Planner  
TC 696-06



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